

City Council  
Atlanta, Georgia

99-0-1737

G-6

**A SUBSTITUTE ORDINANCE**  
**BY: ZONING COMMITTEE**

2-99-60  
12/9/99

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA,**  
**GEORGIA, as follows:**

**SECTION 1.** That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at Ottley Drive, N.E. be changed from the I-1 (Light Industrial) District to the C-2-C (Commercial Service-Conditional) District, to wit:

**ALL THAT TRACT** or parcel of land lying and being in Land Lot 103 of the 17<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description.

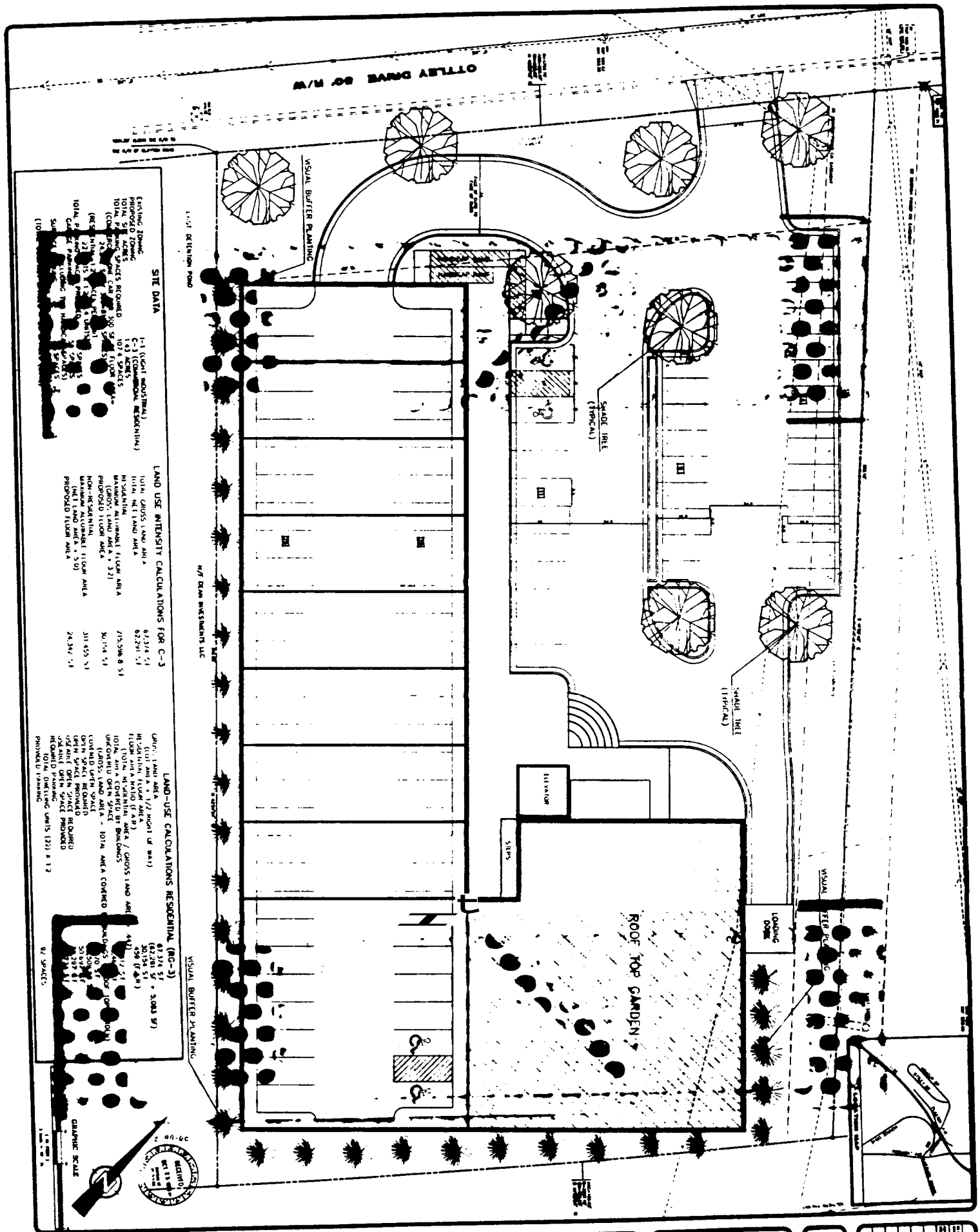
**SECTION 2.** If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the **suffix** "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. **Any** conditions hereby approved (including **any** conditional site plan) do not **authorize** the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

**SECTION 3.** That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

**SECTION 4.** That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for **2-99-60**

1. Site plan entitled "Zoning Site Plan, Ottley Drive Warehouse" prepared by J. Lancaster Associates, Inc., dated June **28, 1999**, last revised October **18, 1999** and marked received by the Bureau of Planning October **25, 1999**.
2. All documents selling or leasing residential units of this development must state that this development is located in **an** industrial area and all such transactions must include an acknowledgement signed by the purchaser or lessee that said purchaser or lessee **is** aware of the industrial nature of the surrounding area and the consequent potential impact of nearby industrial uses on this property, especially **as** regards noise impacts.



# **SITE DATA**

EXISTING ZONING  
 PROPOSED ZONING  
 TOTAL SITE ACRES  
 TOTAL BUILDING AREA  
 TOTAL OFFICE SPACE  
 TOTAL RETAIL SPACE  
 TOTAL GARAGE SPACE  
 TOTAL PARKING SPACE  
 TOTAL LANDSCAPING SPACE  
 TOTAL SITE AREA

LAND-USE INTENSITY CALCULATIONS FOR C-3  
 TOTAL GROSS LAND AREA  
 TOTAL NET LAND AREA  
 TOTAL BUILDING AREA  
 TOTAL OFFICE SPACE  
 TOTAL RETAIL SPACE  
 TOTAL GARAGE SPACE  
 TOTAL PARKING SPACE  
 TOTAL LANDSCAPING SPACE  
 TOTAL SITE AREA

# **LAND-USE CALCULATIONS RESIDENTIAL (R-3)**

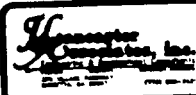
UNIT: LAND AREA  
 TOTAL LAND AREA  
 TOTAL BUILDING AREA  
 TOTAL OFFICE SPACE  
 TOTAL RETAIL SPACE  
 TOTAL GARAGE SPACE  
 TOTAL PARKING SPACE  
 TOTAL LANDSCAPING SPACE  
 TOTAL SITE AREA

UNIT: LAND AREA  
 TOTAL LAND AREA  
 TOTAL BUILDING AREA  
 TOTAL OFFICE SPACE  
 TOTAL RETAIL SPACE  
 TOTAL GARAGE SPACE  
 TOTAL PARKING SPACE  
 TOTAL LANDSCAPING SPACE  
 TOTAL SITE AREA

ZONING SITE PLAN

OTLEY DRIVE WAREHOUSE

LL 103, 17th DISTRICT, FULTON COUNTY, GEORGIA



DATE	10/1/00
BY	J. HENSINGER
CHECKED BY	J. HENSINGER
APPROVED BY	J. HENSINGER
SCALE	AS SHOWN
PROJECT NO.	00-0000
SHEET NO.	1 OF 1

## LEGAL DESCRIPTION

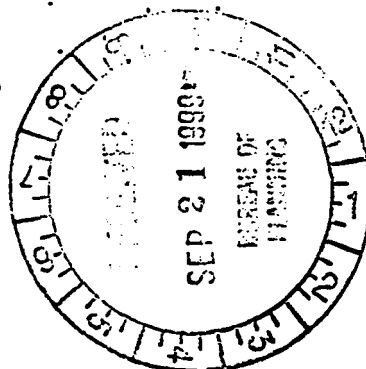
### EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 103 of the 17th District of Fulton County, Georgia, and being more particularly described as follows:

To find the true point of beginning, commence at a point marked by a 1/2 inch rebar set on the Southeasterly right-of-way of Ottley Drive (having a 50-foot right-of-way width) 1445.31 feet Northeasterly from the intersection of the Southeasterly right-of-way of Ottley Drive and the Southerly right-of-way of Clayton Road; thence along the Southeasterly margin of the right-of-way of Ottley Drive along a curve to the left an arc distance of 476.19 feet (said arc being subtended by a chord having a chord bearing of North 44°36'04" East, a chord distance of 475.99 feet and a radius of 4756.75 feet) to a point marked by a 1/2 inch rebar set which point is the POINT OF BEGINNING, thence from the point of beginning as thus established, continue along the Southeasterly margin of the right-of-way of Ottley Drive along a curve to the left an arc distance of 203.97 feet (said arc being subtended by a chord having a chord bearing of North 40°50'17" East, a chord distance of 203.96 feet and a radius of 4756.75 feet) to a point marked by a 3/8 inch rebar found; thence leaving the aforesaid margin of the right-of-way of Ottley Drive South 41°05'34" East a distance of 322.11 feet to a point marked by a 1/2 inch rebar found on the Northwesterly right-of-way of Southern Railway; thence along said Northwesterly right-of-way of Southern Railway along a curve to the right an arc distance of 189.62 feet (said arc being subtended by a chord having a chord bearing of South 41°53'07" West, a chord distance of 189.60 feet and a radius of 3897.27 feet) to a point marked by a 1/2 inch rebar set; thence leaving the aforesaid right-of-way of Southern Railway North 43°34'49" East a distance of 316.96 feet to a point on the Southeasterly right-of-way of Ottley Drive marked by a 1/2 inch rebar found, which point is the POINT OF BEGINNING.

The aforesaid tract containing 1.4342 acres pursuant to plat of survey for Dean Investments, L.L.C. and Lawyers Title Insurance Corporation, dated January 26, 1993, last revised March 21, 1996, prepared by Pearson & Associates, Inc., Mark Buckner, Registered Land Surveyor No. 2422, which plat is incorporated herein by this reference and made a part hereof for a more particular description of the property.

2-99-60  
CDP-99-20



BOOK 25330 PAGE 292

- 1PF - IRON PILE FOUND
- 1PS - IRON PILE SET
- R/W - RIGHT OF WAY
- BL - BUILDING LINE
- PL - PROPERTY LINE
- UL - UTILITY ESMT.
- PT - POWER POLE
- CB - CATCH BASIN
- JB - JUNCTION BOX
- IV - IRON WALL
- VB - VEIN BOX
- SSE - SANITARY SEWER ESMT.
- DE - DRAINAGE ESMT.
- DI - DROP INLET
- HUI - HATCH
- F - FINISHED GRADE
- D - ORIGINAL GRADE

Z-99-60  
CDP-99-20



OTTLEY DRIVE

50'R/W

N40°50'18"E

L=203.97'

R=4756.75'

CH=203.95'

1921.50' ALONG THE R/W TO THE R/W OF CLAYTON ROAD.

VACANT  
1.434 ACRES

N43°34'49"W

N/F DEAN INVESTMENTS LLC

316.96'

S41°05'34"E

N/F CHAMPION WAREHOUSE PROPERTIES, INC.

522.11'

STEEL TOWER

L=189.62'

R=3897.16'

CH=189.60'

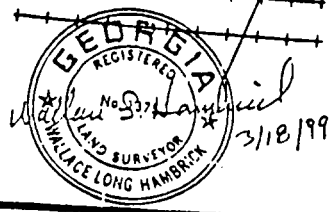
S41°53'07"W

SOUTHERN RAILWAY

DISTANCES SHOWN FROM HOUSE NOT TO BE USED TO ERECT FENCES OR TO ESTABLISH PROPERTY LINES.

I HAVE THIS DATE EXAMINED THE "FLOOD RISK MAP" AND FOUND THE REFERENCED LOT IS NOT IN AN AREA HAVING FLOOD HAZARDS.

THIS DWELLING IS NOT IN THE FLOOD ZONE.

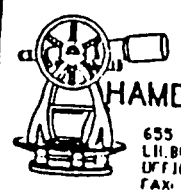


**SURVEYOR'S CERTIFICATE**  
 IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENT SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEST PROXIMITY OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 1/1000 PER ANGLE POINT. THIS PLAT HAS BEEN ADJUSTED BY THE METHOD OF LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE CONTAINS A TOTAL OF 10,000 FEET IN 10,000 FEET, AND THE TOTAL AREA IS 1.434 ACRES. THE EQUIPMENT USED TO OBTAIN THIS PLAT WAS A SULLY AND READINGS WERE MADE IN ACCORDANCE WITH THE SURVEYOR'S CERTIFICATE AND SURVEYOR'S REG. NO. 1 1279 DATE OF EXPIRATION: 12/21/98

SURVEY FOR GLENN E. MURER

LAND LOT 103 17 TH DISTRICT  
 FULTON COUNTY, GEORGIA  
 LOT: BLK: UNIT PHASE

SUB: DATE: 3-18-99 SCALE 1"=50' REF.P.B. PG.



HAMBRICK SURVEYING, INC.

655 EXCHANGE PLACE N.W. - SUITE C3  
 LIL BURN, GEORGIA 30047  
 OFFICE: (770) 923-0307/923-2147  
 FAX: (770) 923-0531

WALLACE L. HAMBRICK, R.L.S. VALLY HAMBRICK